



**DEDMAN  
GRAY**

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32 Samuels Drive, Thorpe Bay

Offers in Excess of £715,000





Exquisite 3/4 bed detached chalet bungalow in sought-after location with fitted kitchen, luxury ground floor bathroom, en suite shower room, conservatory/dining room. Off-street parking for 3 cars. Tranquil oasis rear garden with patio, open firepit, artificial lawn, planted borders, water feature. 'In & out' drive with ample parking, former garage transformed into hobby/utility room.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 / 4 Bedroom detached chalet bungalow
- Goldworthy built
- Fitted kitchen
- Luxury ground floor bathroom
- Luxury en suite shower room
- Conservatory/Dining room
- Bournes Green School catchment
- Off street parking for 3 cars
- Garage used as a Hobby/Utility Room
- No onward chain

### Entrance

Located on the side of the property; feature arched double glazed oak doors open into porch area with tiled floor. A further double glazed oak door with obscured side window leads to :

### Spacious Reception Hall

A spacious reception hall that runs through the heart of the property. A stunning oak staircase rises on the return to the first floor accommodation. Under stairs storage. Double glazed window with fitted shutters to side aspect. Full height utility / cloaks storage cupboard with automatic courtesy light. Solid oak flooring. Oak doors lead to :

### Front Reception Room/Bedroom

14' 11" x 12' 0" (4.55m x 3.66m)

A dual aspect room with a double glazed bay window to the front and another to the side; both of which have fitted shutters. Solid oak flooring.

### Home Office/Bedroom

10' 2" x 10' 1" (3.10m x 3.07m)

Feature double glazed corner window with fitted shutters.

### Luxury Ground Floor Bathroom

9' 5" x 7' 2" (2.87m x 2.18m)

A fully tiled room comprising large walk-in shower with glass partition, vanity wash hand basin with storage beneath and a low level W.C. Additional floor standing storage tower. Chrome towel radiator. Two obscure double glazed windows to side aspect. Under floor heating. Extractor fan.

### Kitchen

10' 5" x 10' 0" (3.18m x 3.05m)

The kitchen comprises a bespoke range of base, eye level and full height storage units complemented by the square edge Granite work surfaces with undermount sink and inset mixer tap. Matching Granite upstands. Glass splashbacks. Inset hob under extractor hood. Built-in oven and microwave. Space and plumbing for washing machine. Space for freestanding fridge-freezer. Double glazed window and door to side garden area. Tiled floor.







## **REAR GARDEN**

The landscaped and tranquil rear garden commences from the back of the property with a large patio entertaining area that extends down one side to another seating area with feature open firepit. Centrally there is an area of artificial lawn that is complemented by the established planted borders and Oriental water feature. Power and water supply externally. Gated side access to front. Direct access to Hobby / Utility Room.

## **FRONT GARDEN**

A landscaped frontage with 'in & out' drive providing off street parking for several vehicles. Gated side access to rear. Direct access to :

## **OFF STREET**

3 Parking Spaces

In & Out drive providing off street parking for several vehicles.

## **GARAGE**

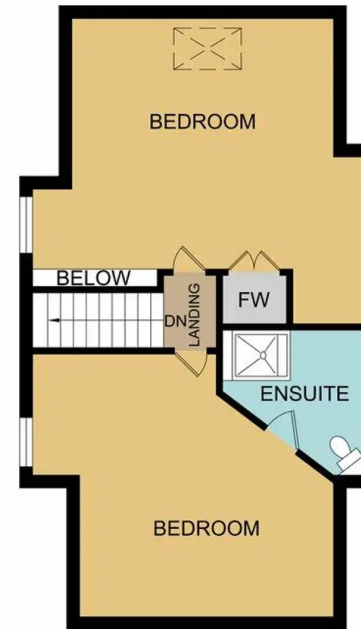
Single Garage

HOBBY/UTILITY ROOM - 16.2 X 8.2 Originally the garage, this space has been completely updated to create a bespoke Hobby / Utility Room with power and light. Oak flooring. Secure double glazed doors to both the front and rear afford good access to the gardens. Loft access hatch with pull down ladder. Space of tumble dryer.





Ground Floor  
 Approximate Floor Area  
 1330.52 sq. ft  
 (123.61 sq. m)



First Floor  
 Approximate Floor Area  
 458.86 sq. ft  
 (42.63 sq. m)

Total Approximate Floor Area  
 1789.39 sq. ft  
 (166.24 sq. m)





## Dedman Gray

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